



REAL ESTATE
PRESTIGE & CHARACTER



- Ref : **9619MDB**
- Price : **220 000 €**
- Location : **Lot**





18th century property to be entirely restored on 1,5H of land with a breathtaking views due south. Composed of a main house of 140 m² on vaulted cellar, house of friends of 64 m² in rez of garden, three barns in stone, bread oven in vault.



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Ref : 9619MDB	Location
<p>Living space : 204 m² Total potential : 344 m² Land surface : 1,5 Ha Dependences : yes Pool : no Advantages : Old XVIII to be entirely restored Nice views to the south</p>	  <p>Department : Lot</p>
Price : 220 000 €	

Fees to be paid by the vendor

Full description

18th century property to be entirely restored on 1.5 hectare of land with unobstructed views due south. Composed of a main house of 140 m² on 2 vaulted stone cellars and a guest house of 64 m² on garden level. The whole is decorated with 6 fireplaces, stone and parquet floors, a dovecote and old elements such as a stone sink. 3 stone barns of 46, 31 and 248 m² on 2 levels, a bread oven of 20 m² in a vaulted ceiling on garden level and 2 large open barns below.

Main house of 140 m² with attic of 115 m² on 2 vaulted cellars of 20 and 60 m² and 2 cellars of 25 and 15 m². Access by 2 entrances of which one in the east by staircase and the other by terrace of 42 m² in the south. Composed of 9 rooms including 4 with fireplace or inglenook fireplace, stone sink, stone slabs on the floor, wooden floor, small vaulted rooms and dovecote of 3.60 m² on 2 levels.

Attached to the main building by south entrance on garden level.

Guest house of 64 m² composed of 3 rooms including 2 with fireplace, stone slab on the floor and vaulted corner with stone sink + 1 separate room, at the back, with independent entrance of 24 m² with floor, inglenook fireplace and stone sink.

To the north, on the entrance of the property, a 46 m² barn which could be used as a parking space.

To the north, on the entrance of the property, a 46 m² shed that can be used as a parking lot.

Outbuildings outside the main building :

- 1 stone barn on 2 floors of 126 and 122 m².
- 1 stone vaulted bread oven of 19 m².
- 1 barn of 31 m² in stone whose height under frame of 5m
- 1 stone barn of 46.44 m².

Below the barn to the east



2 large open hangars of 134 m² and 110 m².

Main house 140 m².

Guest house of 40 and 24 m² 64 m² 64 m².

Barn 1 on 2 levels 248 m²

Barn 2 31 sqm

Barn 3 46.44 m².

Bread oven 19 m².

2 vaulted cellars 20 and 60 m² 80 m².

2 cellars of 25 and 15 m² 40 m².



Energy label : **Exempt**

